

**MINUTES
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, April 18, 2024
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM



Mayor – Christine DeLisle
Place 1 – Kathryn Pantalione-Parker
Place 2 – Esme Mattke Longoria, Mayor Pro Tem
Place 3 – David McDonald

Place 4 – Na'Cole Thompson
Place 5 – Chris Czernek
Place 6 – Becki Ross
City Manager – Todd Parton

BRIEFING WORKSHOP – CONVENE AT 6:00 PM

1. Open Meeting.

Opened meeting at 6:00 p.m.

2. Roll Call.

Roll call reflected all present.

3. Receive a presentation from Northline Leander Development Company, LP regarding proposed updates to the Northline Development land use, addition of a new development partner (Endeavor), time frame extensions associated with the Northline TIRZ agreement, and considering a change to allow the ability to transfer a portion of the reimbursement to Endeavor on several parcels of land approximately 115.7076 acres ± in size; generally located to the southwest of the intersection of 183A Toll Road and San Gabriel Parkway, Williamson County, Leander, Texas.

Discussion included original Northline Development Agreements; intent of original Agreements; relevant facts since approval of Agreements; status update; Endeavor site plan; request to modify the Agreement; Agreement request, merits of request; why now; projects Endeavor has done in the area; architect on the project; and renderings of the project.

Briefing workshop adjourned at 6:51 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:04 p.m.; Pastor Chris Wimberly with Selah Hills Church provided the invocation and Mayor DeLisle led the Pledges of Allegiance.

5. Roll Call.

Roll call reflected all present.

6. Presentation of plaque and accomplishments for outgoing Interim City Manager.
Oath of Office for newly appointed City Manager.

[A brief reception will be held in foyer following the Oath of Office.]

[Following the Oath of Office the City Council took a brief recess at 7:31 p.m.; reconvened at 7:50 p.m.]

7. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

Deb Hodges, 260 S. Brook Drive - thanked the Mayor and City Council for Operation 360 proclamation.

Carlos Saint James, 1817 Artesian Springs Crossing - thanked Interim City Manager Issac Turner and welcomed new City Manager Todd Parton.

8. Staff Reports

- Water Update
- Capital Improvement Project Update - Senior Activity Center

Water update included lake levels; Phase 4 contingent on Lake Travis level; and BCRUA Phase 2 Deep water intake.

Capital Improvement Project - Senior Activity Center included layout of facility; project history; project funding; proposed funding options; and project milestones. Following a discussion, the majority the City Council supported Option A.

9. Leander History

Leander History topic was cattle branding in Leander.

CONSENT AGENDA: ACTION

Mayor DeLisle announced Consent Agenda Item 17 was pulled from the agenda and will be brought back on a future agenda.

Motion: Approve consent agenda items 10 through 16 and 18 through 21.

By: Mayor Pro Tem Mattke Longoria

Seconded: Councilmember Pantalion-Parker

Vote: 7 - 0

10. Approval of the minutes for meeting held on April 4, 2024.

11. Approval of a Memorandum of Understanding between the City of Georgetown and the Williamson County Regional Animal Shelter Member Governments consisting of Cities of Cedar Park, Round Rock, Hutto, and Leander.

12. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-23-0072 to amend the current zoning of LC-2-A (Local Commercial) to adopt the Tiger Mountain PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) and Development Agreement Case DA-23-0027 on one (1) parcel of land approximately 10.314 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031710; and more commonly known as 100 Mockingbird Hill, Leander, Williamson County, Texas.
13. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-23-0082 to amend the current zoning of SFR-2-B (Single-Family Rural) and LC-2-B (Local Commercial) to adopt the Oakmont PUD (Planned Unit Development) with the base zoning districts of SFS-2-A (Single-Family Suburban), LC-2-A (Local Commercial) and GC-3-A (General Commercial) and Development Agreement Case DA-23-0024 on six (6) parcels of land approximately 50.31 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R473796, R324593, R324592, R412990, R594957, and R594958; and to the east of the intersection of CR 274 and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
14. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-24-0106 to amend the Hero Way & Main Street Medical Office PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial) on two (2) parcels of land approximately 8.0822 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R619566 and R619565; and legally described as Lots 1 & 2, Block A of the Hero Way Medical Addition Subdivision, Leander, Williamson County, Texas.
15. Approval of an extension of the completion date for Subdivision Case PICP-21-0032 Blockhouse Creek Farm - Leander Public Improvement Construction Plans; more particularly described by Williamson Central Appraisal District Parcels R629336, R629338, and R629340, generally located at along Niles Drive, west of Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
16. Approval of Development Agreement Case DA-23-0028 regarding the Bagdad Retail Outlet Development on one (1) parcel of land, more particularly described by Williamson Central Appraisal District Parcel R031686, generally located at 1067 N. Bagdad Road, Leander, Williamson County, Texas.
17. Acceptance of public improvements for Devine Lake Phase 4 (PICP-21-0029).
18. Acceptance of public improvements for Barksdale Phase 1 (PICP-22-0029).
19. Approval of an expenditure Supplemental Contract No. 2 with Alan Plummer Associates, Inc. for the Brushy Creek Regional Wastewater System (BCRWWS) East Wastewater Treatment Plant (WWTP) Expansion (Construction Phase Services) Project in the amount of \$250,000.00 with Leander's allocation being \$105,750.00.
20. Approval of the Roadway Impact Fee Offset Agreement for the Cedar Brook Subdivision; and authorize the City Manager to execute any and all necessary documents.
21. Award of Solicitation CIPS24-005 to Cash Construction in the amount of \$7,506,794.00 for construction services for the RM 2243 Master Lift Station and Gravity Relief Main Project (CIP WW.43); and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

22. Conduct a Public Hearing regarding Comprehensive Plan Case CPA-23-0009 to amend the Comprehensive Plan land use category from Multi-Use Corridor to Neighborhood Residential and consider action regarding Zoning Case Z-23-0102 to amend the current zoning of Interim SFR-1-B

(Single-Family Rural) and Interim SFR-2-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban), LC-2-B (Local Commercial), GC-2-A (General Commercial), and GC-3-A (General Commercial) and on eight (8) parcels of land approximately 290 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R506005, R485247, R485248, R031575, R392187, R392188, R031534, and R031533; and more commonly known as 14750 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

- Discuss and consider action regarding Comprehensive Plan Case CPA-23-0009 as described above.
- Discuss and consider action regarding Zoning Case Z-23-0102 as described above.

Opened Public Hearing at 8:32 p.m.; Closed Public Hearing at 8:32 p.m. No one spoke in favor. David Smith, 3019 Paseo de Charros - submitted via website opposition to the request.

Motion: Approve Comprehensive Plan Case CPA-23-0009, following a discussion.

By: Councilmember Czernek
Seconded: Councilmember Ross

Vote: 7 - 0

Motion: Approve Zoning Case Z-23-0102.

By: Councilmember Czernek
Seconded: Councilmember Pantalione-Parker

Vote: 7 - 0

23. Conduct a Public Hearing regarding Ordinance Case OR-24-0017 to amend the Subdivision Ordinance to adopt updates to the Parkland Dedication, Park Improvement, and Parkland Fee-in-Lieu regulations and requirements, and to provide for related matters; Williamson & Travis Counties, Texas. *[Withdrawn by applicant]*

REGULAR AGENDA

24. Discussion regarding the Comprehensive Plan Implementation Schedule, Leander, Williamson & Travis Counties, Texas.

No action.

25. Discuss and consider action on an appeal of an administrative decision regarding Article VI, Section 14 (c) of the Composite Zoning Ordinance pertaining to standards associated with utility lines on one (1) lot, approximately 22.27 acres in size, more particularly described by Williamson Central Appraisal District Parcel R031208, commonly addressed as 10930 E. Crystal Falls Parkway; Williamson County, Texas. *[Council took a brief recess at 9:24 p.m.; 9:39 p.m.]*

Motion: Approve the appeal of an administrative decision, following a discussion.

By: Mayor DeLisle
Seconded: Councilmember Ross

Vote: 7 - 0

26. Discuss and consider an Ordinance amending the City Council Rules of Procedure to establish guidelines for Council-issued proclamations and related matters.

Motion: Approve the ordinance amending the City Council Rules of Procedure.

By: Councilmember Ross

Seconded: Councilmember Pantalion-Parker

Vote: 7 - 0

27. Council Member Future Agenda Items *[Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.]*

None

28. Council Member Closing Statements.

Kathryn Pantalion-Parker thanked City and Chamber of Commerce Outrun the Sun event; and commented on upcoming National Day of Prayer on May 2.

Esme Mattke Longoria thanked Public Works for residential spring clean-up; wished Mr. Turner good luck and welcomed Mr. Parton; and congratulated the Mayor on her engagement.

David McDonald thanked Parks Department and Historic Preservation Commission on Mason Days, thanked Mr. Turner and luck to Mr. Parton.

Chris Czernek wished everyone a happy transition.

Christine DeLisle commented dinner came from La Tapita; reminded everyone to shop and eat locally; goodbye to Mr. Turner and hello to Mr. Parton; three proclamations were issued Operation 360, Week of Young Child, and Education and Caring.

29. Convene into Executive Session pursuant to Section 551.074, to discuss the transition and assignments of the Interim City Manager and City Manager.

Convened into Executive Session at 9:50 p.m.; reconvened into open session at 10:16 p.m.

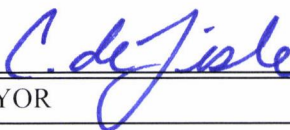
Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding the transition and assignments of the Interim City Manager and City Manager.

No action was taken.

30. Adjournment

Adjourned at 10:16 p.m.

APPROVED



MAYOR

ATTEST:

Dana Crabtree
CITY SECRETARY

